

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – April 6, 2007
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:04 a.m. and adjourned at 10:10 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Kreitzer, Pallinger, Riess, Woods

Commissioners Absent: Day

Advisors Present: Areigat, Goralka, Sinsay (DPW); Taylor (OCC)

Staff Present: Pryor, Aquino, Caldwell, Farace, Johnston, Konar, Maxson, Muto, Ramaiya, Russell, Spar, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of March 9, 2007.

Action: Riess - Woods

Approve the Minutes of March 9, 2007.

Ayes: 6 - Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 1 - Day

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

Michael Thometz of Campo recommends that Notices of Preparation be posted in the communities wherein the proposed projects may be located.

Joe Naiman of Lakeside recommends that the County of San Diego develop a policy that encourages telecommuting.

D. Formation of Consent Calendar: Items 1, 2, 4 and 6

GPA 06-005, Agenda Item 1:

1. Removal of Bullard Lane from Circulation Element, General Plan Amendment (GPA) 06-005, Alpine Community Planning Area

The project is a proposed amendment to the Circulation Element of the County General Plan and is initiated by the Director of Planning and Land Use. This amendment proposes the removal of the proposed right-of-way alignment for SC 1950, Bullard Lane, from the Circulation Element of the County General Plan. The alignment runs from its northern intersection at the Interstate Highway 8 - Dunbar Lane exit and Viewside Lane to its southern link with Bridle Run to Harbison Canyon Road. Bullard Lane currently exists as an unimproved dirt road. The road is not currently located within the Circulation Element alignment.

Staff Presentation: Spar

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Action: Woods – Riess

That the Planning Commission recommends to the Board of Supervisors that they take the following actions:

1. Find that the proposed project complies with the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines because the project has completed a Negative Declaration dated January 25, 2007 on file with the Department of Planning and Land Use as GPA 06-005.
2. Adopt the attached Form of Resolution of the County Planning Commission adopting General Plan Amendment 06-005.

Ayes:	6 -	Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

P05-056, Agenda Item 2:**2. Sprint Nextel/Willow Glen Telecommunications Facility, Major Use Permit P05-056, Fallbrook Community Planning Area**

This is a request from Sprint Nextel for a Major Use Permit to construct and operate an unmanned wireless facility and associated equipment shelter at 2119 Mission Road in the Fallbrook Planning area. The project will occupy approximately 230 square feet of the 1.5-acre parcel. The proposed Sprint-Nextel facility consists of a faux pine tree 45 feet in height with antennas and an associated equipment shelter. The proposed faux tree will carry up to 15 panel type antennas covering three sectors, with up to 5 antennas per sector. The panel antennas would measure 6 feet in height, and would be painted to match the color of the tree. The proposed equipment shelter measures 20 feet x 11.5 feet x 10 feet in height and would be located adjacent to the base of the faux tree. Access to the project is from Mission Road, via an existing driveway.

Staff Presentation: Johnston

Proponents: 0; **Opponents:** 0

This Item is approved on consent.

Action: Woods - Riess

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15303 of the CEQA Guidelines for the reasons detailed in the Notice of Exemption dated February 15, 2007 on file with the Department of Planning and Land Use as Major Use Permit P05-056; and
2. Grant Major Use Permit P05-056, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance, the Noise Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

AD 06-070, Agenda Item 3:**3. Lennar Guardhouse, Administrative Permit AD 06-070, San Dieguito Community Planning Area**

The project is for an Administrative Permit for a gate entry structure. The San Dieguito Planning Group is appealing the decision of the Director of Planning and Land Use to approve the gate entry structure. The Administrative Permit is to allow a gate entry structure exceeding a 12-foot height requirement to 35 feet. The 398 square-foot guardhouse is proposed on the future The Lakes Drive roadway, currently named Old Course Road, located 188 feet north of the roadway Camino del Sur. The site is subject to the General Plan Regional Category 1.3 (EDA) Estate Development Area and General Plan (21) Specific Plan Area. Zoning for the site is S88 (Specific Planning Area Use Regulations) within the Santa Fe Valley Specific Plan. The site is currently under roadway construction and improvements. Access would be provided by The Lakes Drive.

Staff Presentation: Aquino

Proponents: 0; **Opponents:** 1

The applicant has requested that the Planning Commission postpone consideration of this Item to allow further attempts at resolving concerns raised by the San Dieguito Community Planning Group.

Action: Beck – Riess

Continue consideration of AD 06-070 to the meeting of June 15, 2007.

Ayes:	6 -	Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

TM 5356RPL², Agenda Item 4:

4. Swaim Subdivision, Tentative Map (TM) 5356RPL², Lakeside Community Planning Area

The project is a Tentative Map (TM 5356RPL2) for the development of the Swaim Subdivision. The project consists of nine single-family lots on 4.54 acres. The site is currently vacant. The project site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (5) Residential (4.3 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RS3) Single-Family Residential Land Use Regulation (3 dwelling units per acre). The project site is located at 9288 Adlai Road opposite Vecinio Del Este Place.

Staff Presentation: Caldwell

Proponents: 1; **Opponents:** 0; **Neutral:** 1

This Item is approved on consent.

Action: Woods - Riess

Adopt the resolution approving TM 5356RPL, that makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State Law

Ayes:	6 -	Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

TM 5350, Agenda Item 5:**5. Calavo Tentative Map (TM) 5350, Fallbrook Community Planning Area**

This is a Tentative Map to subdivide 3.7 acres into six single-family residential lots. The proposed lots range in size from 0.52 to 0.82 gross acres. The lots are consistent with the minimum lot size requirement for the RR2 zone (0.5 acre). Proposed grading includes 8,000 cubic yards of cut and 12,900 cubic yards of fill with the balance to be imported. Sewer and water services are available to serve the project. Access will be from a proposed private road easement from Calavo Road. The project site is located on the east side of Calavo Road, between Pepper Tree Lane and Sea Larke Drive within the Fallbrook Community Planning area. The surrounding area in all four directions is characterized by single-family residences. The General Plan Land Use is (3) Residential and the property is zoned RR2, Rural Residential.

Staff Presentation: Konar

Proponents: 2; **Opponents:** 1

Discussion:

It is requested that consideration of this Item be postponed to allow Staff to prepare responses to allegations raised by a project opponent. These allegations include concerns about due process, the project opponent's inability to obtain a Site Plan for the project, lack of information about the height of the proposed residences, the adequacy of traffic mitigation, and roadway design.

Action: Brooks – Pallinger

Continue consideration to the meeting of April 20, 2007, to allow Staff to prepare responses to issues raised today.

Ayes:	6 -	Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

P06-018, Agenda Item 6:**6. Sprint Nextel/Buckman Springs, Major Use Permit P06-018, Central Mountain Subregional Plan Area**

The application is for a Major Use Permit to authorize a wireless telecommunication facility in accordance with Sections 6985 and 7350 et seq. of the Zoning Ordinance. The project proposes the installation and operation of telecommunication facility disguised as a faux mono-broadleaf tree of 50 feet in height with 12 panel antennas located at a height of 46 feet. The associated equipment cabinets will be housed within an equipment enclosure measuring 20 feet by 11.5 feet by 10 feet. Additional shrubs and trees will be used to screen the proposed project. The General Plan designates this site as (23) National Forest and State Parks in the Environmentally Constrained Area (ECA) and the Use Regulation is A72 (General Agricultural). The project site is located at 4277 Buckman Springs Road near the intersection of Old Highway 80.

Staff Presentation: Ramaiya

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Grant Major Use Permit P06-018, which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance, Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Kreitzer, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

Quarterly Report, Agenda Item 7

7. County Counsel's Quarterly Report, Region-Wide

County Counsel's Quarterly Report on Legal Developments in land use.

Staff Presentation: Taylor

Counsel provides a written and oral report on verdicts and developments in land-use matters during the last quarter.

Quarterly Report, Agenda Item 7

E. Director's Report:

There was none.

F. Report on actions of Planning Commission's Subcommittees:

There was none.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

Commissioner Riess will represent the Planning Commission at the April 18, 2007 Board of Supervisors meeting.

H. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

I. Scheduled Meetings:

April 20, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 4, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 18, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 1, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 15, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 29, 2007	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 13, 2007	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 10:10 a.m. to 9:00 a.m. on April 20, 2007 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.